



**Gilton Road  
London  
SE6 1PJ**

**Offers in Excess of £265,000**

**bettermove**

# Gilton Road London

A SPACIOUS flat in London, Ideal for FIRST TIME BUYERS or INVESTORS. Call for details.

Bettermove are proud to present this 2 bedroom flat in London.

The property benefits from double glazing, gas central heating throughout and has off street parking available via the shared parking. The council tax band is B.

This is a leasehold property with 91 years remaining on the lease; the ground rent is £78 per month which includes service charge.

The interior of this beautifully presented property comprises a spacious living room, fitted kitchen, 2 bedrooms and the family bathroom on the top floor of the building with a private balcony.

Located in the popular city of London, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs. Excellent transport connections can be found from Grove Park and Bellingham Station and many local buses.

This exciting opportunity should not be missed! All enquiries can be made through Bettermove on 0330 004 0050.


You can secure the purchase today by paying an exclusivity fee of £1,000 which gives you the rights to purchase within a given timeframe.

Paying this fee ensures that the seller takes their property off the market and reserves it exclusively for you, therefore eliminating the risk of gazumping and aborted costs.

The exclusivity fee is returned to you upon successful completion of the property.





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	61	61
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC 



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